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Page 1 of 7

Summit County Utah Recorder

07/03/2018 12:55:16 PM Fee \$92.00

By Comcast Cable - Mountain West Region
Electronically Recorded

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated September 1, 2018, is made by and between Comcast Cable Communications Management, LLC, with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Snow Country Condominium Owners Association, with an address of 1647 Shortline Rd, Park City ,Utah 84060 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated September 1, 2018, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 1150 Deer Valley Dr, Park City, UT 84060 in Summit County , Utah described as follows:

LEGAL DESCRIPTION:

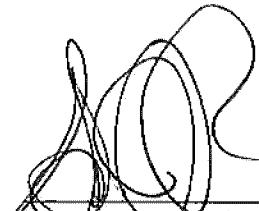
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:



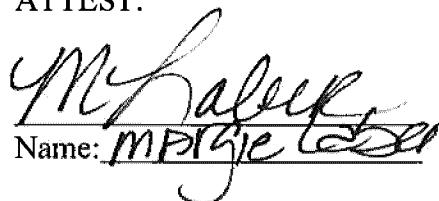
Name: Stan Kozlowski

Snow Country Condominium Owners Association

By: Jeffell L. S.
Name: Jeffell L. S.
Title: Treasurer

GRANTEE

ATTEST:



Name: M. Pringle

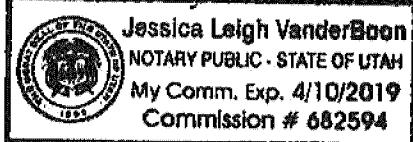
Comcast Cable Communications Management, LLC

By: RJ
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

STATE OF Utah)
) ss.
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 20 day of May, 2018
by Esther M. Hedges, the Treasurer of Snow Country
Condominium Owners Association, on behalf of said entity. He/she is personally known to me
or has presented _____ (type of identification) as identification and did/did
not take an oath.

Witness my hand and official seal.



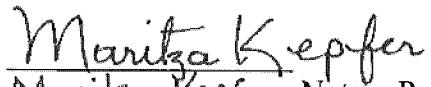

Jessica Leigh VanderBoon Notary Public
(Print Name)

My commission expires: 4/10/2019

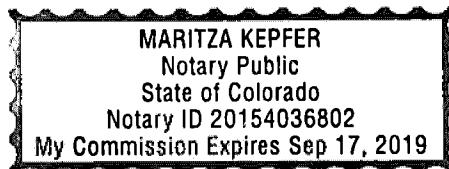
STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 3rd day of July, 2018
by Richard C Jennings, the Regional Senior Vice President, Cable Management of Comcast
Cable Communications Management, LLC, on behalf of said entity. He/She is personally known
to me or has presented _____ (type of identification) as identification and
did/did not take an oath.

Witness my hand and official seal.


Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19



LEGAL DESCRIPTION

Beginning at a point East 1444.035 feet and South 1637.98 feet from the West Quarter Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Based and Meridian, said point being on a curve to the right, the radius point of which is South 11° 40' 50" East 200.00 feet; and running thence Northeasterly along the arc of said curve 26.81 feet to a point of tangency; thence North 86° 00' East 322.72 feet to a point of a 500.00 foot radius curve to the right; thence Easterly along the arc of said curve 54.53 feet to a point of tangency; thence South 87° 45' 03" East 23.51 feet; thence South 2° 14' 57" West 300.00 feet; thence North 87° 45' 03" West 270.00 feet; thence North 23° 55' 37" West 139.80 feet; thence South 65° 20' 03" West 25.54 feet, thence North 24° 00' west 159.72 feet to the point of beginning. Area being approximately 2.295 acres.

All of Lots 1001 through and including 1072, Snow Country Condominiums.

Parcel Numbers SNC - 1001 through and including SNC - 1072

SNOW COUNTRY CONDOMINIUMS OWNERS ASSOCIATION INC

SUBD: SNOW COUNTRY CONDO UNIT: 1001 BEG AT A PT E 1444.035 FT & S 1637.98 FT FRM THE W 1/4 COR OF SEC 9,T2SR4E, SLBM, SD PT BEING ON A CUR TO THE R, THE RAD PT OF WH IS S 11°40'50" E 200.00 FT;ETC SEE DOC

Parcel Number

SNC-1001

SNC-1002

SNC-1003

SNC-1004

SNC-1005

SNC-1006

SNC-1007

SNC-1008

SNC-1009

SNC-1010

SNC-1011

SNC-1012

SNC-1013

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